

**CITY OF HIALEAH
PLANNING AND ZONING BOARD MEETING
December 28, 2016**

HIALEAH CITY HALL
501 PALM AVENUE-3RD FLOOR

7:00 P.M.
HIALEAH

Call to order.

Invocation and pledge of allegiance

ALL LOBBYISTS MUST REGISTER WITH THE PLANNING AND ZONING BOARD PRIOR TO ITEM BEING HEARD

A MAXIMUM OF 4 SPEAKERS IN FAVOR AND 4 SPEAKERS IN OPPOSITION WILL BE ALLOWED TO ADDRESS THE PLANNING AND ZONING BOARD ON ANY ITEM. EACH SPEAKER'S COMMENTS WILL BE LIMITED TO 3 MINUTES.

1. Roll Call.
2. Approval of Planning and Zoning Board Summary Agenda of December 14, 2016 as submitted.

ADMINISTRATION OF OATH TO ALL APPLICANTS AND ANYONE WHO WILL BE SPEAKING BEFORE THE BOARD ON ANY ITEM.

A WRITTEN DECISION AND RESOLUTION WILL BE PREPARED AND PRESENTED FOR REVIEW TO THE CITY COUNCIL. THE CITY COUNCIL IS AUTHORIZED TO AFFIRM, AFFIRM WITH CONDITIONS, OR OVERRIDE THE DECISIONS BY RESOLUTION. AFTER THE RESOLUTION IS ADOPTED, A MEMBER OF THE PLANNING DIVISION WILL CONTACT THE APPLICANT WHEN A COPY OF THE FINAL DECISION AND RESOLUTION CAN BE PICKED UP. UPON YOUR RECEIPT OF THE FINAL DECISION AND RESOLUTION, CONTACT THE BUILDING DEPARTMENT TO OBTAIN YOUR REQUIRED BUILDING PERMIT. SUMMARY MINUTES, OR A COPY OF THE AUDIO FILE OF THE PROCEEDINGS BEFORE THE PLANNING AND ZONING BOARD, SHALL BE PREPARED AND SUBMITTED TO THE CITY COUNCIL BEFORE ITS HEARING.

THE PLANNING AND ZONING BOARD RECOMMENDATIONS FOR THE FOLLOWING PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY COUNCIL, AT ITS SCHEDULED MEETING OF TUESDAY, JANUARY 24, 2017

3. **Final Decision** to adjust the rear setback to 9.34' (20' required), for existing roofed-terrace; and north side setback to 8' (10' required) for existing pool. Property located at 5470 West 10 Court, Hialeah, zoned R-1 (One Family District).

Applicant: Emigdio Millan and Esmeralda C. Millan

TABLED ITEM FROM DECEMBER 14, 2016

THE PLANNING AND ZONING BOARD RECOMMENDATIONS FOR THE FOLLOWING PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY COUNCIL, AT ITS SCHEDULED MEETING OF TUESDAY, JANUARY 10, 2017

HIALEAH PLANNING AND ZONING BOARD MEETING- DECEMBER 28, 2016

- 4. Rezoning** from R-1 (One Family District) to R-2 (One and Two Family Residential District) and variance permit to allow the construction of a duplex on a substandard lot having a frontage of 50' (75' required) and total lot area of 6,250 square feet (7,500 square feet required); lot coverage of 39.7% (maximum of 30% required) and the north and south side setback of 5' (7.5' required). Property located at 21XX West 6 Court, Hialeah.

Applicant: Gilberto Aguila

- 5. Variance** to allow 8 parking spaces (9 required) landscape buffer of 5.7' (7' required), and the following setbacks: Rear of 13.7' (20' required) and west side of 6.3' (10' required), for the construction of a 4-unit building. Property located at 486 East 30 Street, Hialeah, zoned R-3 (Multiple Family District).

Applicant: David Ortiz

MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:

- 6. Old Business.**

- 7. New Business.**

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE PLANNING DIVISION NO LATER THAN SEVEN DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 883-8075 OR (305) 883-8076 FOR ASSISTANCE; IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS (800) 955-8771 (TDD) OR (800) 955-8770 (VOICE) FOR ASSISTANCE.